Comprehensive Plan Amendments: 2018-2019 Docket (Item 12)
Spooner (formerly Toft) Land Use Plan Amendment and Redesignation

ATTACHMENTS

Attachment A-1 MGSA
Attachment A-2 NC
Attachment A-3 RCC
Attachment B- RCW 36.70a.070(5)(d) LAMIRD Criteria
Attachment C- Map options
Attachment D- Comment letters
Attachment E- Application materials
**Attachment A-1**

**Primary uses and characteristics for the MGSA** designation in the Thurston County Comprehensive Plan and the zoning district in the Thurston County Zoning Ordinance (Title 20), as discussed on page 5 of the staff report.

<table>
<thead>
<tr>
<th>McAllister Geologically Sensitive Area (MGSA): Comprehensive Plan: Chapter 2 Land Use</th>
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<tbody>
<tr>
<td><strong>Purpose</strong></td>
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<tr>
<td><strong>Definition and Characteristics</strong></td>
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<tr>
<td><strong>Location Guidelines</strong></td>
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</tbody>
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<thead>
<tr>
<th>McAllister Geologically Sensitive Area (MGSA) Thurston County Code (TCC) Chapter 20.23</th>
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<tbody>
<tr>
<td><strong>Section 20.23.010 TCC Purpose</strong></td>
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</table>
| **Section 20.23.020 TCC Primary Uses** | • Single-family residential  
• Agricultural uses  
• Forest practices  
• Accessory uses (TCC 20.34) |
| **Section 20.54.70 TCC Special Uses** | Section 20.54.070, Table 1, identifies the special uses permitted in this district, subject to the following exceptions:  
1. Special uses are prohibited in this district which use, handle or store hazardous substances or dangerous |
wastes…and other substances, solids or liquids in quantities identified…as a risk to groundwater quality.

2. Special uses relying on septic tanks are prohibited if they would produce wastewater which would pose any greater risk to groundwater quality than typical domestic wastewater, as determined by the environmental health division, or would produce more than 450 gallons of wastewater per five acres per day.

Examples of Special Uses from Table 1 include:
- Academic schools *(Special use permit, hearing examiner)*
- Church *(Special use permit, hearing examiner)*
- Community center *(Special use permit, hearing examiner)*
- Day-care center *(Special use permit, hearing examiner)*
- Farm stands/retail *(Administrative/Special Use)*
- Home-based industry *(Special use permit, hearing examiner)*

| Design Standards | 1. Minimum lot size—5 acres |
**Attachment A-2**

**Primary uses and characteristics for the NC designation in the Thurston County Comprehensive Plan and zoning district in the Thurston County Zoning Ordinance (Title 20), as discussed on page 6 of the staff report.**

<table>
<thead>
<tr>
<th>Neighborhood Convenience (NC): Comprehensive Plan: Chapter 2 Land Use</th>
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<tbody>
<tr>
<td><strong>Purpose</strong></td>
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<tr>
<td>To provide for the location of very small businesses that serve nearby residents with everyday convenience shopping goods and services.</td>
</tr>
<tr>
<td><strong>Definition, Characteristics and Primary Uses</strong></td>
</tr>
<tr>
<td>Neighborhood convenience areas are characterized by a high degree of compatibility with surrounding residential areas. Compatibility is achieved through:</td>
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<tr>
<td>• The use of small buildings;</td>
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<td>• Small overall area devoted to commercial use; and</td>
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<tr>
<td>• Design and layout which screens residential areas from lights, storage and parking areas.</td>
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<td>Typical neighborhood convenience uses are:</td>
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<td>• Small groceries;</td>
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<td>• Gas stations; and</td>
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<td>• Other small-scale businesses, including residences in conjunction with such businesses.</td>
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<tr>
<td>Most neighborhood convenience areas will consist of only one business. However, the various types of neighborhood convenience uses serving a given area should be clustered together in small planned centers or around existing single businesses to avoid the development of commercial strips or many small businesses strung out along arterial roads.</td>
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<tr>
<td>Neighborhood convenience in rural areas should not exceed one acre in size. They commonly serve a population of less than 5,000.</td>
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<tr>
<td><strong>Location Guidelines</strong></td>
</tr>
<tr>
<td><em>Land Capability and Environmental Characteristics.</em> The area should have minimal environmental constraints and be capable of supporting commercial development. Land should be relatively level and free of critical areas.</td>
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<tr>
<td><em>Natural Resources.</em> The area has minimal natural resource management potential. Development of the area will have little</td>
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</table>
Public Services. Neighborhood convenience commercial areas should be located on collector or arterial roads. New designations should be sited at intersections. Their siting should not result in significant traffic impacts on local streets serving residential areas. Utility service, including on-site, should be at a level appropriate to serve the intensity of proposed commercial activity.

Existing Land Use. For the siting of new neighborhood convenience businesses, there should be residential development in the area not served by such businesses. In rural areas, neighborhood convenience uses may be located as needed for convenience, and should be more widely separated than in urban growth areas. New neighborhood convenience businesses to serve areas where one or more such businesses already exist should be located adjacent to the existing businesses in small centers or clusters.

<table>
<thead>
<tr>
<th>Neighborhood Convenience (NC): Thurston County Code Chapter 20.22</th>
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<tr>
<td><strong>Section 20.22.010 TCC</strong></td>
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<tr>
<td><strong>Purpose</strong></td>
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<tr>
<td>The purpose of this district is to provide for the location of small businesses which have a high degree of compatibility with rural residential areas and are characterized by:</td>
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<tr>
<td>(1) Small buildings;</td>
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<td>(2) Low traffic generation;</td>
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<td>(3) Operations with little late night activity.</td>
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<tr>
<td>Its purpose is to serve the everyday personal needs of the rural neighborhood area.</td>
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<tr>
<td><strong>Section 20.22.020 TCC</strong></td>
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<tr>
<td><strong>Primary Uses</strong></td>
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<tr>
<td>• Retail uses with less than 3,000 gross square feet. Examples include general, grocery, dry goods, feed, convenience, bank, book, video, drug and hardware stores, bakery, vegetable and fruit stand, cafe with no drive through, espresso stand with or without drive through, gas station and greenhouse; but not including a lounge or tavern.</td>
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<tr>
<td>• Services with less than 3,000 gross square feet. Examples include insurance, real estate, accounting, mail and package handling, tailor, laundry and dry cleaning, day care, beauty and hair care, and church.</td>
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</tbody>
</table>
• Professional office with less than 3,000 gross square feet. Examples include medical, dental, chiropractic, veterinary and law.

| Section 20.22.040 TCC Design Standards | 1. **Minimum lot size**—one-half acre  
2. **Minimum lot width**—100ft  
3. **Maximum building height**—35ft  
4. **Maximum building size** – 3,000sf  
5. **Minimum yard requirements:**  
   a. **Commercial structures:**  
      i. Front yard—ten feet from right-of-way easement or property line and twenty feet from right-of-way easement or property line on arterials, except ten feet from right-of-way of a flanking street;  
      ii. Side yard—five feet;  
      iii. Rear yard—five feet;  
6. **Maximum floor area ration** —one fourth  
7. **Maximum coverage by hard surfaces**— 85%  
8. **Open space** —15% |
**Attachment A-3**

**Primary uses and characteristics for the RCC designation in the Thurston County Comprehensive Plan and the zoning district in the Thurston County Zoning Ordinance (Title 20), as discussed on page 6 of the staff report.**

<table>
<thead>
<tr>
<th>Rural Commercial Center (RCC): Comprehensive Plan Chapter 2 Land Use</th>
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Public Services. Rural Commercial Centers should be located at major crossroads within the rural community that they serve and should take direct access off of collector or arterial roads. Expansion of Centers should only take place where traffic congestion will not result from topography or poor road design and where traffic will not have significant impacts on the surrounding rural area and uses. Utility services, including on-site septic systems and community water systems, should be at a level appropriate to serve the proposed uses.

Existing Land Use. Uses within the Rural Commercial Center designation shall be compatible with rural character, which includes both functional and visual components. The functional component describes land put to uses that are dependent on a rural setting. For example, localized commercial uses that serve a rural population or other rural activities are dependent upon a rural location close to their constituencies. On the other hand, a commercial business that is oriented to a larger than rural market or service area is not dependent upon a rural location. If a proposed commercial business will interfere with the surrounding rural area or uses by significant traffic, light, noise, etc., then that business is incompatible with rural character.

The visual component describes the visual attributes of the traditional rural landscape. If the visual character of the rural landscape is unduly disrupted or altered by a proposed commercial use, then that use in incompatible with rural character.

### Rural Commercial Center (RCC): Thurston County Code Chapter 20.24

| **Section 20.24.010 TCC Purpose** | The purpose of this district is to provide for commercial uses which are oriented toward an identified rural community and serve the everyday needs of the community.

It provides a classification for existing rural commercial centers and encourages the redevelopment and infilling of these centers with uses which are compatible with the surrounding rural area. |
|---|---|
| **Section 20.24.020 TCC Primary Uses** | There are 26 listed permitted uses in the Code. Uses include, but are not limited to:

- Barber/beauty shops, bookstores, newsstands, shoe repair
- Grocery, drug, hardware, dry goods stores, bakery, retail, fresh fruit and vegetable outdoor stands
- Dairy products store
- Greenhouse and plant nurseries, retail and wholesale |
### Design standards

| Section 20.24.040 TCC | 1. **Minimum lot size** — 12,500ft (.286 acre)  
|                        | 2. **Minimum lot width** — 150ft on corner lot  
|                        | 3. **Maximum building height** — 40ft  
|                        | 4. **Maximum building size**: 15,000sf  
|                        | 5. **Minimum yard requirements**:  
|                        |   a. **Commercial structures**:  
|                        |     i. Front yard — ten feet from right-of-way easement or property line and twenty feet from right-of-way easement or property line on arterials, except ten feet from right-of-way of a flanking street;  
|                        |     ii. Side yard — five feet;  
|                        |     iii. Rear yard — five feet;  
|                        | 6. **Maximum coverage by hard surfaces** — 75% |
Attachment B

RCW 36.70a.070(5)(d).

(d) **Limited areas of more intensive rural development.** Subject to the requirements of this subsection and except as otherwise specifically provided in this subsection (5)(d), the rural element may allow for limited areas of more intensive rural development, including necessary public facilities and public services to serve the limited area as follows:

(i) Rural development consisting of the infill, development, or redevelopment of existing commercial, industrial, residential, or mixed-use areas, whether characterized as shoreline development, villages, hamlets, rural activity centers, or crossroads developments.

(A) A commercial, industrial, residential, shoreline, or mixed-use area are subject to the requirements of (d)(iv) of this subsection, but are not subject to the requirements of (c)(ii) and (iii) of this subsection.

(B) Any development or redevelopment other than an industrial area or an industrial use within a mixed-use area or an industrial area under this subsection (5)(d)(i) must be principally designed to serve the existing and projected rural population.

(C) Any development or redevelopment in terms of building size, scale, use, or intensity shall be consistent with the character of the existing areas. Development and redevelopment may include changes in use from vacant land or a previously existing use so long as the new use conforms to the requirements of this subsection (5);

(ii) The intensification of development on lots containing, or new development of, small-scale recreational or tourist uses, including commercial facilities to serve those recreational or tourist uses, that rely on a rural location and setting, but that do not include new residential development. A small-scale recreation or tourist use is not required to be principally designed to serve the existing and projected rural population. Public services and public facilities shall be limited to those necessary to serve the recreation or tourist use and shall be provided in a manner that does not permit low-density sprawl;

(iii) The intensification of development on lots containing isolated nonresidential uses or new development of isolated cottage industries and isolated small-scale businesses that are not principally designed to serve the existing and projected rural population and nonresidential uses, but do provide job opportunities for rural residents. Rural counties may allow the expansion of small-scale businesses as long as those small-scale businesses conform with the rural character of the area as defined by the local government according to RCW 36.70A.030(16). Rural counties may also allow new small-scale businesses to utilize a site previously occupied by an existing business as long as the new small-scale business conforms to the rural character of the area as defined by the local government according to RCW 36.70A.030(16). Public services and public facilities shall be limited to those necessary to serve the isolated nonresidential use and shall be provided in a manner that does not permit low-density sprawl;
(iv) A county shall adopt measures to minimize and contain the existing areas or uses of more intensive rural development, as appropriate, authorized under this subsection. Lands included in such existing areas or uses shall not extend beyond the logical outer boundary of the existing area or use, thereby allowing a new pattern of low-density sprawl. Existing areas are those that are clearly identifiable and contained and where there is a logical boundary delineated predominately by the built environment, but that may also include undeveloped lands if limited as provided in this subsection. The county shall establish the logical outer boundary of an area of more intensive rural development. In establishing the logical outer boundary, the county shall address (A) the need to preserve the character of existing natural neighborhoods and communities, (B) physical boundaries, such as bodies of water, streets and highways, and land forms and contours, (C) the prevention of abnormally irregular boundaries, and (D) the ability to provide public facilities and public services in a manner that does not permit low-density sprawl;

(v) For purposes of (d) of this subsection, an existing area or existing use is one that was in existence:

(A) On July 1, 1990, in a county that was initially required to plan under all of the provisions of this chapter;

(B) On the date the county adopted a resolution under RCW 36.70A.040(2), in a county that is planning under all of the provisions of this chapter under RCW 36.70A.040(2); or

(C) On the date the office of financial management certifies the county's population as provided in RCW 36.70A.040(5), in a county that is planning under all of the provisions of this chapter pursuant to RCW 36.70A.040(5)
Area being considered for land use plan amendment.

Option 1: Current Zoning
Applicant: Spooner
Amendment: None. Keep current zoning.
Project Info: 6 +/- acres
Area being considered for land use plan amendment. From MGSA to NC (Neighborhood Convenience Commercial).

Option 2
Applicant: Spooner
Amendment: From McAllister Geologically Sensitive Area to Neighborhood Convenience Commercial
Project Info: 4 +/- acres

Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to, implied warranties of merchantability, data fitness for a particular purpose, and non-infringement of proprietary rights.

Under no circumstances, including, but not limited to, negligence, shall Thurston County be liable for any direct, indirect, special or consequential damages that result from the use of, or the inability to use, Thurston County materials.
Area being considered for land use plan amendment. From MGSA and NC to RCC (Rural Commercial).
Option 4

Applicant: Spooner

Amendment: From McAllister Geologically Sensitive Area (MGSA) and Neighborhood Convenience Commercial (NC) to Rural Commercial. And from NC to MGSA.

Project Info: 6 +/- acres

Area being considered for land use plan amendment.
From MGSA and NC to RCC (Rural Commercial). And from NC to MGSA.

Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, special, or consequential damages that might arise from the use of, or the inability to use, Thurston County materials.
Attachment C: Comment Letters

1. Nisqually Indian Tribe
2. City of Lacey
3. Washington Department of Fish and Wildlife (WDFW)
4. Public Health and Social Services Environmental Health Division
5. Public Works Development Review Section
December 5, 2017

Krosbie Carter
Thurston County
2000 Lakeridge Dr. SW
Olympia, WA  98502

Dear Ms. Carter,

The Nisqually Indian Tribe thanks you for the opportunity to comment on:

Re: Spooner Site 2009100628

The Nisqually Indian Tribe has reviewed the report you provided for the above-named project. The Nisqually Indian Tribe has no further information or concerns at this time.

Sincerely,

Jackie Wall
THPO
Nisqually Indian Tribe
(360)456-5221 Ext. 2180
wall.jackie@nisqually-nsn.gov
December 27, 2017

Krobie Carter, Associate Planner
Thurston County Resource Stewardship
2000 Lakeridge Drive SW
Olympia, WA 98502

Subject: Project #2009100628 Spooner Site Specific Comprehensive Plan Amendment

Dear Krobie:

The City of Lacey Department of Community and Economic Development has had an opportunity to review the submitted materials for the Spooner Site Specific Comprehensive Plan Amendment for property located in rural Thurston County at the corner of Yelm Highway and Spurgeon Creek Road. Although not located within the Lacey Urban Growth Area, the proposal is directly adjacent to the Lacey UGA, therefore, the City has identified several concerns with the proposal as follows:

1. The application states that the existing designation of Neighborhood Convenience Commercial is proposed to be enlarged from one to five acres. The Land Use Element of the Thurston County Comprehensive Plan addresses Neighborhood Convenience Commercial zones with the purpose of providing the location of very small businesses that serve nearby residents with everyday convenience shopping goods and services (page 2-27). Additional characteristics of this zone are identified in the Plan (page 2-28) and state that these zones not exceed one acre in size and serve a population of less than 5,000.

According to the materials provided by the applicant, the property's location on Yelm Highway and amount of drive-by traffic is a consideration for expanding this zone. Recent City of Lacey traffic counts along Yelm Highway near this area find that more than 13,000 vehicles travel this stretch of Yelm Highway on an average weekday. An expanded commercial site in this location with a high volume of pass-by traffic would serve well beyond a population of 5,000 based solely on the number of pass-by trips by commuters between Yelm and Lacey. Not only would an expansion of this zone to five acres be inconsistent with the site size characteristics identified in the Thurston County Comprehensive Plan, but it would also be inconsistent with the intent to serve only nearby residents.
2. The Growth Management Act prioritizes commercial areas to be located within urban growth areas to prevent sprawl and impacts to rural character with limited exceptions. The Land Use and Economic Development Elements for Lacey and the Lacey Urban Growth area identifies commercial lands throughout the Lacey Urban Growth Area sized to provide employment and serve residents for the next 20 year planning horizon. Should rezones to add additional commercial lands within the rural county directly adjacent to the UGA be approved, then adjustments may have to occur to the amount of commercial land designated within the Lacey UGA.

3. The purpose of the existing McAllister Springs Geologically Sensitive Area zone is to prevent impacts to a vulnerable groundwater source where the Cities of Lacey and Olympia get much of their drinking water supply. The City is concerned about the impacts that an on-site septic system may have that serves a large commercial area. Any expansion of commercial uses should be located within the Urban Growth Area where municipal utilities can provide sewer to better protect groundwater resources.

Thank you for the opportunity to comment on the proposed rezone and comprehensive plan amendment. If you have any questions, I can be reached at (360) 491-5642 or randrews@ci.lacey.wa.us.

Sincerely,

[Signature]

Ryan Andrews
Planning Manager
December 29, 2017

Krosbie Carter, Associate Planner
Thurston County Resource Stewardship Department
2000 Lakeridge Drive SW, Building 1
Olympia, WA 98502
carterk@co.thurston.wa.us

SUBJECT: Comments for Project #2009100628 Spooner Site Specific CPA

Dear Mr. Carter,

The Washington Department of Fish and Wildlife (WDFW) is pleased to respond to your request for species information on the Spooner Site Specific Comprehensive Plan Amendment. We respectfully submit the following for your consideration.

Two species of particular interest to WDFW are present on the project site: Mazama pocket gopher and Oregon white oak.

**Mazama Pocket Gopher (Thomomys mazama)**
The Mazama pocket gopher (*Thomomys mazama*), a small fossorial rodent, is a regional endemic found only in western Washington, western Oregon and northern California. Pocket gophers play an important role in ecological communities by altering soil structure and chemistry, affecting plant occurrences, and serving as prey for many predators, and their burrows provide a retreat for a wide variety of other species. Mazama pocket gophers were formerly more widespread on south Puget Sound prairies, but their distribution has diminished as suitable habitat has been lost to development or degraded by Scotch broom and succession to forest. The species was state-listed as threatened in 2006 by the Washington Fish and Wildlife Commission (Stinson, 2013). All subspecies in Thurston County were protected as threatened under the Endangered Species Act in 2014.

WDFW has conducted MPG studies for more than ten years. Prior to that time, the agency documented observations. From the 2006 state listing until the 2014 federal listing, WDFW provided assistance to Thurston County in managing MPG and addressing development challenges. At that point WDFW...
relinquished the lead management role to the U.S. Fish and Wildlife Service (USFWS) and assumed a partnership and stakeholder role. We regularly provide technical assistance and subject matter expertise. WDFW is still conducting MPG studies, but we do not, and have never, attempted to document all the gophers present in the county.

PHS data for the Spooner property and the surrounding area has shown documented gopher presence since 2003. One historic record dated 1966 is less than ¼ mile from the property. There is no question that the parcel is part of a large area containing suitable gopher habitat and supporting continuous presence.

We recommend consulting with the USFWS before making any zoning changes. The key question is not so much whether gophers and habitat are present, but how the parcel fits into the USFWS conservation strategy. Subsequent development of a rezoned parcel will result in permanent loss of gopher habitat, so MPG concerns need to be addressed before a decision is made by the Thurston County Planning Commission.

**Oregon White Oak (Quercus garryana)**

Oregon white oak is the only oak species native to Washington. Some individuals of this slow-growing species may live for up to 500 years. Trees typically do not begin producing acorns until they are about 20 years old. Mature oak woodlands are virtually impossible to replace once they are gone. Oak woodlands provide a distinct ecosystem that contributes to wildlife diversity statewide. They are used by more than 200 species of birds, mammals, reptiles, and amphibians. The woodlands provide feeding, breeding, resting and sheltering habitat. Many invertebrates, including various moths, butterflies, gall wasps, and spiders, are found exclusively in association with this oak species. Oak habitat in Washington may play a critical role in the conservation of neotropical migrant birds that migrate through or nest in Oregon white oaks. More details on Oregon White oak woodland ecosystems can be found in the WDFW publication *Management recommendations for Washington’s priority habitats: Oregon white oak woodlands* (Larsen and Morgen, 1998).

Oregon white oak woodlands are limited in extent and rapidly declining. Only a very small fraction of Washington’s native oak habitat still remains. Presently the primary cause of this decline is land conversion and development. Less than one percent of the remaining Puget Sound oak woodland habitat is covered for long-term protection in conservation areas. The other 99% is still in danger of being permanently lost. Oregon white oak woodlands are protected under the Thurston County Critical Areas Ordinance, as well as listed by WDFW as a priority habitat because of this decline.

The PHS management recommendations for Oregon white oak can be summarized as follows: WDFW considers any oak woodland in western Washington greater than one acre to be significant, as well as smaller stands and individual trees. In urban or urbanizing areas, single oaks, or stands of oaks <0.4 ha (1 ac), may also be considered a priority when found to be particularly valuable to fish and wildlife (i.e.,
they contain many cavities, have a large diameter at breast height, are used by priority species, or have a large canopy). We recommend that these oak areas not be clearcut or removed. We also recommend maintaining or enhancing these significant stands, regardless of age-class or composition (Larsen and Morgen, 1998).

The oaks present on the Spooner parcel are mature oaks of a significant diameter at breast height and with large canopies. They possess the qualities that make them priority habitat. They are also adjacent to other groups of mature Oregon white oaks on the parcels immediately to the west and to the east (across Sturgeon Creek Road). The proximity of all these mature oaks increases their habitat value over that of a single mature tree. A rezone of this parcel will pave the way for a commercial development that will undoubtedly result in the loss of the trees on the parcel, as well as contribute to fragmentation of the remaining oak habitat. The presence and value of the Oregon white oaks is an important consideration for this Comprehensive Plan amendment.

WDFW appreciates your consideration of our comments. We are available to answer questions and provide technical resources related to Mazama pocket gophers, Oregon white oaks and other priority habitats and species.

Sincerely,

Theresa Nation
Fish and Wildlife Biologist, Habitat Program
Washington Department of Fish and Wildlife
600 Capitol Way North
Olympia, WA 98501-1091
Phone: (360) 902-2562
E-mail: Theresa.nation@dfw.wa.gov

cc: Michael Kain, Thurston County Resource Stewardship Department (emailed)
Chris Conklin, WDFW Region 6 Assistant Habitat Program Manager (emailed)
Michelle Tirhi, WDFW District Wildlife Biologist (emailed)
References:


MEMORANDUM

January 3, 2018

TO: Krosbie Carter, Thurston County Resource Stewardship Department

FROM: Dawn Peebles, Thurston County Environmental Health Division

SUBJECT: Project 2009100628, Folder Sequence 17 115302 XA, Tax Parcel 11702430402, Spooner Site Specific CPA Environmental Checklist (SEPA) Application

The above referenced application has been routed to this agency for review and comment. This project is proposing a site specific Comprehensive Plan Amendment to change the existing land use designation from McAllister Geologically Sensitive Area Zoning District to Neighborhood Convenience Commercial District. The proposed land use designation is requested for a portion of the five acre parcel as one acre is already zoned Neighborhood Convenience Commercial District.

The property was previously developed with a single family residence and associated buildings. Records indicate in March of 2007 a domestic well located on the property was decommissioned and a new domestic well was drilled. Records indicate the property was previously served by two on-site sewage systems. There are no records indicating the systems have been properly abandoned.

The property is located within the McAllister Geologically Sensitive Area (McAllister GSA) as defined by Article I, Section 20 of the Thurston County Sanitary Code. The property is also located within a Category I Aquifer Recharge Area as defined by the Thurston County Critical Areas Ordinance, within a Group A public water system wellhead protection area, and within a mapped area of EDB (ethylene dibromide) pesticide contamination and elevated nitrates in the underlying aquifer. Environmental Health has completed review of the environmental checklist and has the following comments:

- The proposed change in land use designation does not alter or eliminate any Environmental Health requirements, including approved drinking water supplies, sewage disposal, solid waste and hazardous materials, and food service permits. Therefore, all future development must comply with the Thurston County Sanitary Code, associated policies, and applicable Washington Administrative Codes.

- In addition to other requirements imposed by the Thurston County Sanitary Code, additional requirements apply within the McAllister GSA. It should be noted that building site approvals may be issued for uses other than single or multi-family residential within the McAllister GSA only if the designed on-site sewage system flow is no greater than 450 gallons per five acres per day, and the wastewater strength entering the on-site sewage system is equivalent to typical residential waste strength.
A hydrogeological report may be required at the time of future development to assess nitrate loading from on-site sewage system effluent to the underlying aquifer. A development proposal will be considered unacceptable if a hydrogeological report concludes that it will reduce the Assimilative Capacity (AC) of the aquifer by more than 10 percent. Assimilative Capacity is defined as the difference between the Maximum Contaminant Level (MCL) for a contaminant and the existing level of the contaminant in the aquifer.

Any contamination discovered during future site development must be reported immediately to the Solid and Hazardous Waste Section of Thurston County Environmental Health at 360-867-2664 and Department of Ecology at 360-407-6300.
MEMORANDUM

TO: Krosbie Carter, Thurston County Resource Stewardship
FROM: Kevin Hughes Thurston County Public Works, Development Review Section
DATE: November 30, 2017
SUBJECT: 8021 YELM HWY SE
Folder Sequence#: 09-102093
PROJECT #: 2009100628

Roadway Classification and Access Spacing:

- Yelm Highway is classified as an Arterial with 10,007 average daily trips (2009 count) and access spacing of 500’ minimum.
- Spurgeon Creek Rd is classified as a Collector with 3499 average daily trips (2013 count) and access spacing of 300’ minimum.
# MASTER APPLICATION

This Application Must Accompany A Project Specific Supplemental Application

<table>
<thead>
<tr>
<th>STAFF USE ONLY</th>
<th>DATE STAMP</th>
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<tbody>
<tr>
<td>PLEASE NOTE:</td>
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<tr>
<td>ALL APPLICATIONS AND SITE PLANS MUST BE</td>
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<tr>
<td>COMPLETED IN BLUE OR BLACK INK ONLY</td>
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</tbody>
</table>

Intake By: 

Property Tax Parcel Number(s): 11702430402

Subdivision Name (if applicable):

Property Address: 8025 Salmon HWY SE City: Olympia Zip Code: 98513

Directions to the Property:

Property Access: □ Existing □ Proposed

Access Type: □ Private Driveway □ Shared Driveway □ Private Road □ Public Road

Property Access Issues (locked gate, code required, dogs or other animals): □ No □ Yes If yes, Describe:

(property owner is responsible for securing animals prior to site visit)

Water Supply: □ Existing □ Proposed

Water Supply Type: □ Single Family □ Two Single Family Residential □ Group A □ Group B

Group B Exempt Name of Community Water System:

Waste Water Sewage Disposal: □ Existing □ Proposed □ Individual Septic System □ Sewer

□ Community Septic System Name of Public System:

DESCRIPTION OF PROJECT PROPOSAL (attach additional sheet if needed)
BILLING OF INVOICES
The base application fee charged at the time of application covers base hours listed on the fee schedule. When the base hours by a Department are used, a monthly billing invoice will be generated for additional hours at the hourly rate listed on the fee schedule. Should review of the project exceed the base hours allotted, billing invoices shall be mailed to:

☑ Owner  □ Applicant  □ Point of Contact

Additional property owner sheets can be obtained online at www.co.thurston.wa.us/permitting

EMAIL: An email address is required if you would like communication to be provided by email.

Property Owner: Tim + Sue Spooner
Mailing Address: 9308 83rd Ave SE
City: Olympia State: WA Zip Code: 98513
Phone #: 360-456-4395 Fax #: 0
Cell #: 360-239-6447 E-mail: Strawspoon@aol.com
Signature:* [Signature] Date: 5/20/17

Applicant (if different than owner): Owner
Mailing Address:
City: State: Zip Code:
Phone #: Fax #:
Cell #: E-mail:
Signature:* Date:

Point of Contact: Owner
Mailing Address:
City: State: Zip Code:
Phone #: Fax #:
Cell #: E-mail:
Signature:* Date:

*Application is hereby made for a permit or permits to authorize the activities described herein. I certify that I am familiar with the information contained in the application and that to the best of my knowledge and belief, such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made or forwarded, the right to enter the above-described location to inspect the proposed, in-progress or completed work. I agree to start work only after all necessary permits/approvals have been received.
Supplemental Application

COMPREHENSIVE PLAN AMENDMENT

This application cannot be submitted alone. In addition to this form, a complete package includes:

<table>
<thead>
<tr>
<th>Applicant Use</th>
<th>SUBMITTAL CHECKLIST</th>
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<td>Supplemental requirement checklist (attached)</td>
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<td>□</td>
<td>SEPA Checklist</td>
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<tr>
<td>□</td>
<td>Rezone Application with required materials (if applicable)</td>
<td></td>
</tr>
</tbody>
</table>

1. What type of amendment are you requesting:  Map  Policy
2. Are you the property owner or under contract to purchase the property?  Yes  No

Site Specific Amendments to Land Use Designations

Complete the following section for amendments to land use designations. Attach additional sheets as needed.
The County reserves the right to request additional studies or information necessary to process the application.
An amendment that affects an Urban Growth Boundary will require additional studies.

A. Identify the land uses surrounding the property affected, and describe how the proposed change would affect those surrounding land uses.
Currently, the land uses surrounding the property affected are:
1. Small gas station and convenience store: The proposed change does not affect the zoning for this location.
2. Practice golf greens: The proposed change does not affect the zoning for this location.
3. Urban Housing development: The proposed change does not affect the zoning for this location.
B. Explain why the existing land use designation is not appropriate.
The property in question is located in the Neighborhood Convenience District and within the McAllister Geologically Sensitive Area Zoning District of rural Thurston County. The purpose of the McAllister Geologically Sensitive Area District is to provide for commercial uses of a type and density which will minimize the potential for contamination or significant loss in recharge capacity of a vulnerable groundwater aquifer and potable water source of great important to the general public. The proposed new land use is for only a portion of the parcel. The proposed land use is not a prohibited use as outlined in 20.23.025 Special Uses. The proposed use will comply with design standards as outlined in 23.23.030. However, the designation described in Chapter 20.22 Neighborhood Convenience District is more appropriate designation for the proposed use.

C. How have conditions changed so that the proposed designation is more appropriate than the existing designation.
In the past this parcel had a 1-family home on the property. The home had been vacant for many years and therefore was inhabitable. The home was demolished and the parcel remains vacant and unused. Included within the property are Oregon White Oak/Garry Oak Woodlands which are protected under the Thurston County Critical Areas Ordinance. The current property owners will preserve and protect this native habitat and manage and maintain the trees so as to enhance their natural characteristics.

D. Explain why additional land of the designation proposed is needed in Thurston County, and why it is needed at the location proposed.
Small business is the backbone of Thurston County’s economy. The current economy is in need of the very kind of stimulus small businesses can provide. To help stabilize Thurston County’s shortfalls, Thurston County should encourage small business development. The Yelm Highway location of this property is a prime location for retail shops and a country diner. This part of Thurston County is growing with residential homes, but very few businesses to service the residents. The closest sit-down restaurant and retail shops are more than 3 miles from this location.

E. If the property is in the rural area (outside of an urban growth area), demonstrate, with appropriate data, how the property meets the designation criteria and policies and Chapter 2 – Land Use of the Comprehensive Plan.

Text Amendments
Most, but not necessarily all, text amendments are legislative changes; they can be processed only with the consent of the Thurston County Board of Commissioners. However, if a text amendment with limited applicability is proposed, identify the chapter and page number of the text to be changed; and provide the exact wording changes proposed (attach separate sheets, if needed).

Name of Plan: ____________________________
Chapter: ____________________________ Page: __________ Section/Other: __________
All Amendments

Note: Responses to the following section are required. Attach additional sheets as needed.

1. Explain why the change is needed. What issue or problem is resolved by the proposed change?

The requested change in zoning is needed for the community improvement and community economic vitality. The current zoning does not appropriately address the particular use that will most benefit the community. The problem resolved by the proposed change is the problem of a lack of economic development in this portion of Thurston County. This part of Thurston County has many residential developments in it but relatively few community services available. The only restaurants in this area are two “drive-thru” restaurants.

2. How would the proposed change serve the interests of not only the applicant, but the public as a whole?

No community gathering place exists except gas stations/quicki-mart combinations. This part of Thurston County loses power frequently in the winter, yet there is no place that can support the residents through days of power outages. A successful rezoning bid will provide the community with much needed daily and emergency support. Revitalization of underdeveloped area. Sustainable foundation for the community’s economic future and start down the road of long-term prosperity.

3. Explain how the proposed amendment fulfills the goals of the Washington State Growth Management Act (RCW 36.70A.020). A list of the goals is attached.

✓ Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development. The proposed amendment does not encourage or constitute sprawl in and of itself. It will not inappropriately convert undeveloped land into low-density development because the proposal does not include any proposed residential development.

✓ Encourage economic development throughout the county. Recruit new businesses. Encourage growth in areas experiencing insufficient economic growth within the capacities of the community’s natural resources, public services and public facilities. The proposed amendment encouraged new business because the property owners already have the vision to add a new business to this location. The county does not need to “recruit” a new business. The amendment will encourage a new small business but not over extend the capacity of the community’s natural resource, existing public services and facilities.

✓ Property rights of landowners is protected from arbitrary and discriminatory actions. The amendment makes it possible for the County to ensure the property owner’s rights are not ignored. This process also ensures that the property owners rights are protected from arbitrary and discriminatory action by the County.

4. Explain how the proposed amendment is consistent with the policies of the Thurston County Comprehensive Plan, including any policies of an applicable joint plan or Subarea plan. (Be sure to review the Transportation Chapters.)

This proposed amendment is consistent with several policies of the Thurston County Comprehensive Plan. First and foremost, the plan is consistent with the rural nature of this portion of Thurston County. The land use is compatible with the rural character of the property and surrounding properties.

This proposed amendment will help achieve the goals set out in the county’s Buildable Lands Program as projected population in Thurston County’s urban growth areas are expected to increase. This proposed amendment will allow a small business to start and get well established before the anticipated increased population growth happens.
The proposed amendment is made with the area's environmental constraints in mind. Protecting aquaculture and preserving the 3 oak trees is built into the plan. The plan fosters traditional rural lifestyles and encourages rural-based economies. It will also provide additional opportunities for residents to live and work in this rural area. The plan does not require the extension of urban governmental services.

The proposed amendment will allow this corner to become a neighborhood convenience area that is already characterized by a high degree of compatibility with surrounding residential areas. The buildings will be small and the design and layout can easily screen residential areas from lights, storage and parking areas. The proposed amendment will allow this new small business is adjacent to existing single businesses. It will not encourage commercial strip mall-type new businesses or string businesses out along the Yelm Highway. The new business is located on an arterial road and is sited at an intersection making in-out access easy without additional road construction. The location near residential developments that are not already served by such a business.

Applicant Signature(s)
I (We), the undersigned, do hereby affirm and certify, under penalty of perjury, that the above statements are in all respects true and correct on my (our) information as to those matters.

Tim Spencer
Signed
5/30/17
Date

Sue Spencer
Signed
5/30/17
Date

Printed Name
Signed
Date
ENVIRONMENTAL REVIEW (SEPA)

What Is Environmental Review?
Pursuant to the State Environmental Policy Act (SEPA), RCW 43.21C and the SEPA Rules, WAC 197-11, Thurston County has adopted Chapter 17.09 of the Thurston County Code which requires review of certain proposals to assess the impact of those proposals on the environment before making decisions. “Environment” means the land, air, water, plants, and animals as well as impacts to noise, traffic, utilities, aesthetics, recreation and housing.

There are three categories of determinations that may be issued through SEPA. The determination is made after review of an Environmental Checklist. The purpose of the checklist is to provide information to help identify impacts from a proposal or to reduce or avoid impacts from the proposal.

A Determination of Non-Significance may be issued if it is found that any significant environmental impacts from a proposal are already addressed by existing codes.

A Mitigated Determination of Non-Significance may be issued if there are significant environmental impacts requiring mitigation not already addressed by existing codes. Any mitigating conditions become conditions of project approval.

Lastly, a Determination of Significance (DS) will be issued if it is found that a proposal will have probable significant adverse environmental impacts that cannot be mitigated. Issuance of a DS requires an Environmental Impact Statement (EIS) to be prepared. If an EIS is required, the applicant will be notified in writing of the particular areas of concern. Most applicants hire a consultant to prepare the EIS for them. Either the applicant or consultant will work with Thurston County Planning staff throughout the preparation of the document to assure the EIS meets the requirements of the SEPA law.

When Is Environmental Review Required?
Any one of the following proposals will always require an Environmental Checklist.
- Preliminary Plat
- Rezone
- Forest Practice Permit
- Mobile Home Parks (over 5 spaces)

In addition, an Environmental Checklist is required if a project meets any of the following thresholds.
- Any work conducted over water or in the water
- Commercial buildings of more than 8,000 square feet
- Filling or excavation of more than 500 cubic yards throughout the lifetime of the project
- Agricultural buildings of more than 20,000 square feet
- Parking lot with more than 30 spaces
- Underground storage tanks more than 10,000 gallons
- More than four dwelling units in the Rural County
- More than nine dwelling units in the Urban Growth Area
- Non-Project proposals such as adoption of ordinances, plans and policies

If a proposal requires environmental review, an Environmental Checklist application must be completed and submitted with the underlying project proposal.

How Do I Apply?
Submit a completed application package, including Environmental Checklist to the Permit Assistance Center with the applicable fee. Complete package requirements are outlined on the application. Use only the Environmental Checklist provided by Thurston County.

Review Process and Timing
An Environmental Checklist is always accompanied by another application such as those listed above. Depending on the type of application, the review time could take up to 148 days. The review time may take longer if a request for additional information is required or if an EIS is required.

Thurston County Permit Assistance Center
2000 Lakeridge Drive SW, Bldg 1, Second Floor; Olympia, WA 98502
Phone: (360) 786-5490; TDD line: (360) 754-2933; Fax: (360) 754-2939
www.co.thurston.wa.us/permitting
Appeal

All decisions may be appealed. An Appeal form and associated appeal fee must be submitted within 14 days from the date of the decision. All appeal forms are submitted to the Permit Assistance Center.

I Still Have Questions...

The information in this bulletin is a general guideline of the procedures and rules. You should not rely on this bulletin to identify the specific requirements for your project. For additional information, speak with a staff member at the Permit Assistance Center. Contact information is listed below. You may also review all Thurston County Codes online on the County website referenced at the bottom of this page.
Supplemental Application

ENVIRONMENTAL CHECKLIST (SEPA)

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<td>PLEASE NOTE:</td>
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<td>ALL APPLICATIONS AND SITE PLANS</td>
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<td>Site plan – One copy of a site plan, drawn to scale on 8 ½ x 11 or 11 X 17 paper, which depicts all items outlined in the attached site plan submittal requirements.</td>
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<tr>
<td>X</td>
<td>Environmental reports (wetland report, mitigation plan, geotechnical report, etc.) as required.</td>
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<td>X</td>
<td>Signature and date.</td>
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Instructions for Applicants

This Environmental Checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an Environmental Impact Statement (EIS). Answer the questions briefly, with the most precise information known, or give the best description you can. **DO NOT WRITE IN THE AREA THAT IS SPECIFIED FOR AGENCY USE ONLY AND USE ONLY THE ENVIRONMENTAL CHECKLIST APPLICATION PROVIDED BY THURSTON COUNTY.**

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be a significant adverse impact.
Use of Checklist for Non-Project Proposals:
Non-project proposals are those which are not tied to a specific site, such as adoption of plans, policies or ordinances. Complete the Environmental Checklist for non-project proposals even though questions may be answered “does not apply.” In addition, complete the Supplemental Sheet for Non-project Actions (Part D).

For non-project actions, the references in the application to the words “project,” “applicant,” and “property” should read as “proposal,” “proposer,” and “affected geographic area,” respectively.

Supplemental and Site Plan Submittal Requirements
This application shall contain and/or address the following in a clear, accurate and intelligible form. Submit this checklist with your application. Check the box for each item addressed. Provide an explanation for any unchecked item.

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<td>1. The project site must be identified in the field by posting an identification sign visible from the access road and by flagging the property corners and the center of the driveway/road access location. The purpose of the sign is for project identification rather than public notification. The sign and flagging are provided by Thurston County and can be obtained at the Permit Assistance Center.</td>
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<td>2. One copy of a site plan, drawn to scale (standard engineer scale) on 8 1/2” x 11” or 11” X 17” paper, which depicts the following:</td>
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<tr>
<td></td>
<td>a. All information drawn to scale (standard engineer scale).</td>
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<td>b. A north arrow, map scale, date and site address.</td>
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<td>c. Property boundary lines and dimensions for all affected parcel(s).</td>
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<td>d. The location of all existing structures, including, but not limited to, mobile homes, houses, sheds, garages, barns, fences, culverts, bridges, and storage tanks.</td>
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<td>e. All means, existing and proposed vehicular and pedestrian ingress and egress to and from the site, such as driveways, streets and fire access roads, including existing road names and existing county and state right-of-way.</td>
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<td>f. The location of all existing and proposed easements</td>
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<td>g. The location of all existing proposed public and on-site utility structures and lines, such as on-site septic tanks, drainfields and reserve areas, water lines, wells and springs.</td>
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<td>h. The location of all critical areas including, but not limited to, shorelines, wetlands, streams, flood zones, lakes, high groundwater, and steep slopes.</td>
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<td>i. Vicinity sketch, at a scale of not less than three (3) inches to the mile, indicating the boundary lines and names of adjacent developments, streets and boundary lines of adjacent parcels, and the relationship of the proposed development to major roads and highways.</td>
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<td>j. Include acreage and square footage within each parcel.</td>
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<td>k. Description of proposed grading, including a written estimate of both cut and fill quantities in cubic yards and a map showing the location of cut and fill areas.</td>
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<td>m. Topographic information showing two-foot contours for the entire subject parcel or parcels and a minimum of fifty feet into adjacent parcels, based on available county information. The topographic information may be generalized to the smallest, even-numbered, contour interval that is legible in areas of steep slopes where two-foot contour lines would otherwise be illegible to read.</td>
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<td>3. Environmental reports (wetland report, mitigation plan, geotechnical report, etc.) as required.</td>
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"USE BLACK INK ONLY"

1. Applicant: Tim & Sue Spooner
   Address: 8308 83rd Ave SE
             Olympia, WA 98513
   Phone: 360 239-6447
   Cell: 360 239-6447
   E-Mail Address: strawspoon@aol.com

2. Point of Contact: Sue Spooner
   Address: 8308 83rd Ave SE
             Olympia, WA 98513
   Phone: 360 239-6447
   Cell: 360 239-6447
   E-Mail Address: strawspoon@aol.com

3. Owner: Tim & Sue Spooner
   Address: 8308 83rd Ave SE
             Olympia, WA 98513
   Phone: 360 239-6447
   Cell: 360 239-6447
   E-Mail Address: strawspoon@aol.com

4. Property Address or location:
   8025 Yelm Hwy SE
       Olympia, WA 98513

5. Quarter/Quarter Section/Township/Range: 502171W

6. Tax Parcel #: 11702430402

7. Total Acres: 5.00 acres

8. Permit Type: n/a (Rezone)

9. Zoning: MGSA, McAllister Geo Sensitive; NC, Neighborhood Commercial, Convenience Commercial

10. Shoreline Environment: n/a

11. Water Body: n/a

12. Brief Description of the Proposal and Project Name:
    Comprehensive Plan Amendment and Rezone of a Sate Site

- 1 -
13. Did you attend a presubmission conference for this project? Yes ☑ No

If yes, when? ________________________________

14. Estimated Project Completion Date: Request earliest available docket

15. List of all Permits, Licenses or Government Approvals Required for the Proposal (federal, state and local—including rezones):

Comprehensive Plan Amendment, Environmental review and determination, Rezone

16. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? If yes, explain:

No.

17. Do you know of any plans by others which may affect the property covered by your proposal? If yes, explain:

No.

18. Proposed timing or schedule (including phasing, if applicable):

Not Known.

19. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
To be Completed by Applicant

1. Earth
   a. General description of the site (check one):
      - Flat
      - Rolling
      - Hilly
      - Steep Slopes
      - Mountainous
      - Other: ____________________________

   b. What is the steepest slope on the site (approximate percent slope)?
      N/A  Flat (18°)

   c. What general types of soils are found on the site (for example, clay, sand gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
      Mapped soils are Nisqually loamy fine sand

   d. Are there surface indicators or history of unstable soils in the immediate vicinity? If so, describe.
      No.

   e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
      N/A

   f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
      N/A
To be Completed by Applicant


g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

N/A

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

N/A

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

N/A

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

N/A

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

N/A

3. Water

a. Surface

(1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No.
Thurston County
Resource Stewardship
Environmental Elements

To be Completed by Applicant

(2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

n/a

(3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

n/a

(4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

n/a

(5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.

No.

(6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

n/a

b. Ground

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximately quantities if known.

n/a
To be Completed by Applicant

(2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

n/a

(c) Water Run-off (including stormwater)

(1) Describe the source of runoff (including stormwater) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

n/a

(2) Could waste materials enter ground or surface waters? If so, generally describe

n/a

(3) Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

n/a

4. Plants

a. Check the types of vegetation found on the site:

- Deciduous tree: alder maple aspen other oak
- Evergreen tree: fir cedar pine other
- Shrubs
- Grass
- Pasture
- Crop or grain
- Wet soil plants: cattail buttercup bulrush skunk cabbage
- Water plants: water lily eelgrass milfoil other
- Other types of vegetation:
To be Completed by Applicant

b. What kind and amount of vegetation will be removed or altered?
   n/a

c. List threatened or endangered species known to be on or near the site.
   None Known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
   n/a

5. Animals

a. Check any birds and animals which have been observed on or near the site or are known to be on or near the site:

   Birds: hawk, heron, eagle, songbirds, other:

   Mammals: deer, bear, elk, beaver, other:

   Fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.
   None Known.

c. Is the site part of a migration route? If so, explain.
   No.

d. Proposed measures to preserve or enhance wildlife, if any:
   n/a
6. **Energy and Natural Resources**
   a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
   
   \[ n/a \]

   b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
   
   \[ n/a \]

   c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.
   
   \[ n/a \]

7. **Environmental Health**
   a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.
   
   \[ n/a \]

   (1) Describe special emergency services that might be required.
   
   \[ n/a \]

   (2) Proposed measures to reduce or control environmental health hazards, if any:
   
   \[ n/a \]
To be Completed by Applicant

b. Noise
   
   (1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
   n/a
   
   (2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
   n/a
   
   (3) Proposed measures to reduce or control noise impacts, if any:
   n/a

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?
   Site is undeveloped. Yelm Hwy borders North side, Spurgeon Creek road borders East side.

b. Has the site been used for agriculture? If so, describe.
   No recent ag use.

c. Describe any structures on the site.
   None.

d. Will any structures be demolished? If so, what?
   n/a

e. What is the current zoning classification of the site?
   MGSA; NC, neighborhood Commercial & Convenience Commercial
f. What is the current comprehensive plan designation of the site?

n/a

g. If applicable, what is the current Shoreline Master Program designation of the site?

h. Has any part of the site been classified an "environmentally sensitive" area? If so, specify.

i. Approximately how many people would reside or work in the completed project?

n/a

j. Approximately how many people would the completed project displace?

n/a

k. Proposed measures to avoid or reduce displacement impacts, if any?

n/a

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Proposed action would be consistent with existing land use zoning.

9. **Housing**

a. Approximately how many units would be provided, if any? Indicate whether high-, middle-, or low-income housing.

n/a
To be Completed by Applicant

b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle, or low-income housing.
   n/a

c. Proposed measures to reduce or control housing impacts, if any:
   n/a

10. Aesthetics
    a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
       n/a
    b. What views in the immediate vicinity would be altered or obstructed?
       n/a
    c. Proposed measures to reduce or control aesthetic impacts, if any:
       n/a

11. Light and Glare
    a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
       n/a
    b. Could light or glare from the finished project be a safety hazard or interfere with views?
       n/a
To be Completed by Applicant

c. What existing off-site sources of light or glare may affect your proposal?
   n/a

d. Proposed measures to reduce or control light and glare impacts, if any:
   n/a

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?
   None Known

b. Would the proposed project displace any existing recreational uses? If so, describe.
   n/a

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
   n/a

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
   None Known.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
   None Known.
To be Completed by Applicant

c. Proposed measures to reduce or control impacts, if any
   n/a

14. Transportation

  a. Identify public streets and highways serving the site, and describe proposed access
to the existing street system. Show on site plans, if any.

   Site is served by Spurgeon Cr Rd and Yelm Hwy

  b. Is site currently served by public transit? If not, what is the approximate distance
to the nearest transit stop?

   Yes

  c. How many parking spaces would the completed project have? How many would
the project eliminate?
   n/a

  d. Will the proposal require any new roads or streets, or improvements to existing
roads or streets, not including driveways? If so, generally describe (indicate
whether public or private).

   No. n/a

  e. Will the project use (or occur in the immediate vicinity of) water, rail, or air
transportation? If so, generally describe.

   n/a

  f. How many vehicular trips per day would be generated by the completed project?
If known, indicate when peak volumes would occur.

   n/a
To be Completed by Applicant

g. Proposed measures to reduce or control transportation impacts, if any:
   \[\text{n/a}\]

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
   \[\text{n/a}\]

b. Proposed measures to reduce or control direct impacts on public services, if any.
   \[\text{n/a}\]

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
   \[\text{n/a}\]

17. Signature

a. The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Print Name: [Signature: ]

Date Submitted: 11/3/2017
Non-project proposals are those which are not tied to a specific site, such as adoption of plans, policies, or ordinances.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

**To be Completed by Applicant**

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

   **Minimal increase of emissions to air from increased traffic to property.**

   Proposed measures to avoid or reduce such increases are:

   **None**

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

   **It would not impact plants, animals, fish or marine life.**

   Proposed measures to protect or conserve plants, animals, fish, or marine life are:

   **None**

3. How would the proposal be likely to deplete energy or natural resources?

   **It is not likely to deplete energy or natural resources**

   Proposed measures to protect or conserve energy and natural resources are:

   **None**
To be Completed by Applicant

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains, or prime farmlands?

Rezoning would not create a greater impact on environmentally sensitive areas

Proposed measures to protect such resources or to avoid or reduce impacts are:

none.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Site is not subject to the shoreline program. The proposed zoning would be consistent with existing surrounding zoning.

Proposed measures to avoid or reduce shoreline and land use impacts are

uses would be subject to zoning requirements, environmental performance standards.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Trip generation may be equal or slight increase, depending on type of use. (Utilities already to site)

Proposed measures to reduce or respond to such demand(s) are:

none.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment

The proposed rezone would be consistent with County ordinances and state laws.